



Leggett & James

The Vale of Evesham Property Experts



113 Kings Road

, Evesham, WR11 3BB

Asking Price £299,950



This semi detached home enjoys an enviable south-westerly facing rear aspect and provides well-appointed, extended accommodation. This briefly comprises of a reception hall, sitting room, reception room, kitchen, utility room, cloakroom and dining room. There are also three bedrooms and a family bathroom.



A double glazed door opens to:

Reception Hall

having an exposed polished wood block floor, a double glazed window to the side, panel radiator, stairs to the first floor and doors to:

Dining Room

with a double glazed bay window to the front, television point, panel radiator and a decorative fireplace.

Sitting Room

having double glazed twin doors opening to the rear garden, panel radiator, television point and a door to:

Kitchen

with a double glazed window to the rear, inset ceiling spotlights and fitted with a modern range of cupboards and work surfaces, a single drainer sink unit and a four ring electric cooker hob with extractor hood above and twin oven below. There is plumbing for a dishwasher and a door to a walk in Pantry: having an obscure double glazed window to the side.

Utility Room

having a double glazed window to the front, wall mounted gas combination boiler, work surface and plumbing for a washing machine. Glass panel door to:

Rear Hall

with a wood panel door to the front, panel radiator and doors to:

Cloakroom

having an obscure double glazed window to the front and a low level WC.

Reception Room

with a double glazed window and double glazed twin doors to the rear garden and a panel radiator.

First Floor Landing

having a double glazed window to the side, access to the loft and a built in store cupboard.

Bedroom One

with a double glazed window to the rear and a panel radiator.

Bedroom Two

having a double glazed window to the front and a panel radiator.

Bedroom Three

with a double glazed window to the rear and a panel radiator.

Bathroom

having an obscure double glazed window to the front, wall mounted chrome heated towel rail and fitted with a modern white suite comprising of a low level WC, wash basin with counter and cupboard below, panel bath with decorative tiled surround, glass splash screen and a wall mounted electric shower.

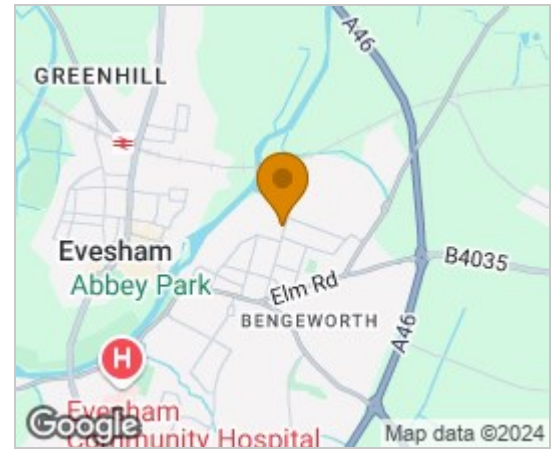
Outside

the property is set at the front with a driveway providing off road parking for a number of vehicles. The rear is a particular feature of the property enjoying a southerly aspect and a real degree of privacy. The enclosed garden is set down to lawn with patio area that runs along the rear of the house.

Referrals

We routinely refer to the below companies in connection with our business. It is your decision whether you choose to deal with these. Should you decide to use a company below, referred by Leggett & James Ltd, you should know that Leggett & James Ltd would receive the referral fees as stated. Team Property Services £100 per transaction on completion of sale and £30 of Love2Shop vouchers on completion of sale per transaction.

Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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